
**S-3700 & S-3701
RIVERWOOD SUBDIVISION, PHASE I AND II
Minor-Sketch Plan**

**ADDENDUM
July 28, 2005**

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STAFF COMMENTS:

On July 27, 2005, staff received a letter from Tim Beyer (Vester & Associates) to Steve Murray, Tippecanoe County Surveyor, with an attached site plan. This letter is also signed (acknowledged) by the County Surveyor. The letter and plan outline the site problems identified in last month's staff report, with acknowledgement that appropriate measures will be taken. Following are the issues presented in the staff report:

- *Written approval from the County Highway Department of the driveway location must be submitted;*
 - *The locations of all building sites, as well as Health Department-approved locations for septic fields and secondary septic fields should be submitted to the County Surveyor's Office as well as to staff;*
 - *Setbacks should be shown at the top of the bank at the minimum, instead of halfway down each bank;*
 - *A plan should be created showing how the clear-cut strip of ground will be stabilized to prevent additional erosion.*
- On June 30th, Staff did receive an approval from the County Highway Department concerning the entrance design.
- The site plan submitted July 27th shows septic field locations, but staff has received no response from the Health Department on this plan.
- Plans continue to show building areas on steep slopes with no setback restrictions. The letter states that walkout basements may be desired.
- The letter does acknowledge the need to provide plans approved by the County Surveyor to stabilize the clear-cut area.

Some issues may have been adequately addressed, however, last month's continuance recommended that another review meeting be set up with staff, including the County Surveyor and Health Department. Because there has been no follow-up review meeting, because this new information was submitted on the last day, and because the staff member assigned this case is on vacation, staff is not able to provide a more complete report and recommendation until next week's meeting.